## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

2 Ashworth Street, Albert Park Vic 3206

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$2,400,000		&		\$2,600,000			
Median sale p	rice							
Median price	\$2,510,000	Pro	operty Type	Hous	se		Suburb	Albert Park
Period - From	01/01/2022	to	31/12/2022		So	urce	REIV	

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	322 Danks St MIDDLE PARK 3206	\$3,100,000	26/11/2022
2	25 Faussett St ALBERT PARK 3206	\$2,820,000	10/12/2022
3	69 Carter St MIDDLE PARK 3206	\$2,625,000	25/02/2023

OR

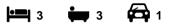
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

01/03/2023 18:45

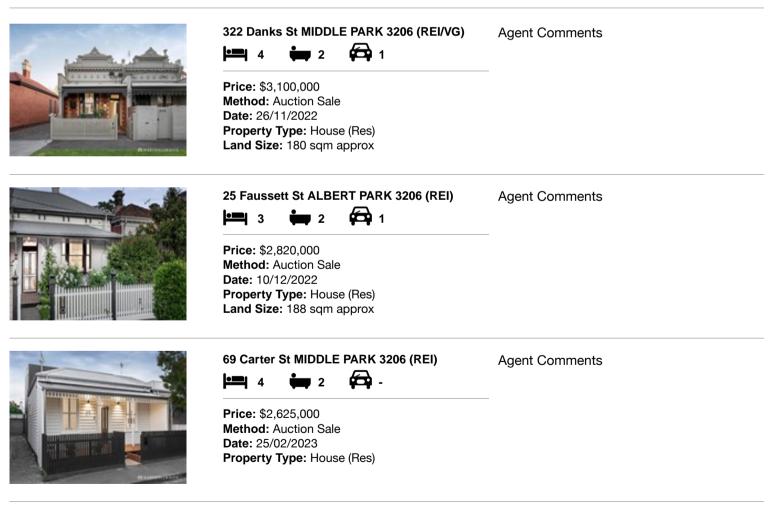






**Property Type:** House (Res) Agent Comments Indicative Selling Price \$2,400,000 - \$2,600,000 Median House Price Year ending December 2022: \$2,510,000

# **Comparable Properties**



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propertydata

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